

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

**FEIN, SUCH, KAHN & SHEPARD, P.C.**

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Attorneys for Movant

M&T BANK

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Order Filed on February 4, 2020

by Clerk

U.S. Bankruptcy Court

District of New Jersey

In Re:

JEFFREY M KNECHT

Debtor(s).

Case No.: 18-23340 KCF

Adv. No.:

Hearing Date: January 21, 2020

Judge: Honorable Kathryn C.  
Ferguson, Chief Judge

**ORDER VACATING THE AUTOMATIC STAY AS TO REAL PROPERTY**

The relief set forth on the following page(s) is hereby **ORDERED**.

**DATED: February 4, 2020**

  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

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Debtor: JEFFREY M KNECHT

Case No: 18-23340 KCF

Caption of Order: **ORDER VACATING THE AUTOMATIC STAY AS TO REAL  
PROPERTY**

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This matter being opened to the Court by way of Motion for Relief from Stay filed by FEIN, SUCH, KAHN & SHEPARD, P.C., attorneys for the Secured Creditor, M&T BANK, in the presence of Lawrence W. Luttrell, attorney for the above named Debtor(s), the parties having consented to the entry of the within Order,

ORDERED that the automatic stay is vacated, if necessary, to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

  X   Land and premises commonly known as:

89 SECRETARIAT COURT, EATONTOWN, NJ 07724-3843.  
Block: 26.01, Lot: 153

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification if not already in effect, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

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FURTHER ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in a foreclosure action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

FURTHER ORDERED that Rule 4001(a)(3) staying an order granting a motion to lift stay for fourteen (14) days is hereby waived.

The movant shall serve this Order on the debtor, any trustee and other party who entered an appearance on the motion.

## Certificate of Notice Page 4 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Jeffrey M Knecht  
DebtorCase No. 18-23340-KCF  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 06, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on  
Feb 08, 2020.

db +Jeffrey M Knecht, 89 Secretariat Court, Eatontown, NJ 07724-3843

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 08, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system on February 6, 2020 at the address(es) listed below:

Albert Russo docs@russotrustee.com

Anthony J D'Artiglio on behalf of Creditor WOW I, Inc. ajd@ansellgrimm.com,  
carols@ansellgrimm.com; jb@ansellgrimm.com

Daniel E. Straffi bktrustee@straffilaw.com,

G25938@notify.cincompass.com; familyclient@straffilaw.com; bktrustee@straffilaw.com; dstraffi@ecf.ox  
osfs.com

Daniel E. Straffi on behalf of Trustee Daniel E. Straffi bktrustee@straffilaw.com,

G25938@notify.cincompass.com; familyclient@straffilaw.com; bktrustee@straffilaw.com; dstraffi@ecf.ox  
osfs.comDenise E. Carlon on behalf of Creditor Bayview Loan Servicing, LLC dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.comElizabeth K. Holdren on behalf of Creditor Society Hill at Tinton Falls Condominium  
Association, Inc. eholdren@hillwallack.com, jhanley@hillwallack.com; hwbknj@hillwallack.com

Elysa D Bergenfeld on behalf of Creditor WOW I, Inc. edb@ansellgrimm.com

Jill Manzo on behalf of Creditor M&amp;T BANK bankruptcy@feinsuch.com

John Richard Voorhees, III on behalf of Debtor Jeffrey M Knecht jrv78@scarletmail.rutgers.edu

Joshua S. Bauchner on behalf of Creditor WOW I, Inc. jb@ansellgrimm.com,  
carols@ansellgrimm.comLawrence W. Luttrell on behalf of Debtor Jeffrey M Knecht larry@lwlpc.com,  
renee@lwlpc.com; bet@lwlpc.com; luttrellr80275@notify.bestcase.com; john@lwlpc.com

R. A. Lebron on behalf of Creditor M&amp;T BANK bankruptcy@feinsuch.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 13